



September 9, 2016

Planning and Zoning Commission and Honorable Mayor and City Council C/o Emily Bodeker
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RECEIVED

SEP 9 2016

RE: VILLAGE AT TRESTLE CROSSING PLAT 1
SITE PLAN, CONSTRUCTION DRAWING AND FINAL PLAT RESUBMITTAL
S&A PROJECT NO. 116.0593.01

CITY OF ANKENY

Dear Planning and Zoning Commission and Honorable Mayor and Council:

On behalf of Caliber Iowa, please find accompanying the revised Site Plan, Construction Drawings, Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The development is proposed for 44 attached townhome units and three 16-plex apartment units with associated utility and site infrastructure. Upon approval, construction is proposed to being immediately weather permitting.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff. We would request an administrative waiver on the required number of parking stalls as we are currently two stalls short of the required stalls on the apartment portion of the project due to the future drive connection that is planned to the south.

Please find accompanying the following items:

- 6 copies of the Site Plan
- 6 copies of the Final Plat
- 2 copies of the Construction Drawings
- 6 copies of the Colored Building Elevations
- 1 copy of the revised drainage report
- Response letter
- NPDES General Permit #2
- IDNR Water & Sanitary Sewer Permits
- Cost Participation Calculation
- Park Site Dedication Calculation

In keeping with City policy, we respectfully request cost participation in the amount of \$1,729.00 for upsizing to from a 5-foot wide trail to an 8-foot wide trail along NW Irvinedale Drive.

Please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Eric D. Cannon, P.E.

Cc: James Lindgren, Caliber Iowa
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